

Report of the Head of Planning & Enforcement Services

Address 84 & 84A LONG LANE ICKENHAM

Development: Erection of a new two storey building with front, side and rear dormer windows comprising of 9 two- bedroom units and 1 one-bedroom unit (involving demolition of two existing buildings.)

LBH Ref Nos: 3231/APP/2009/555

Drawing Nos: PPSK 001 REVISION A
Design and Access Statement - Reference 07_028 revision A
Renewable Energy Report - Reference 246/1/1
Environmental Noise Survey - Reference 3109/PPG (Rev 1)
Arboricultural Impact Assessment Report - Reference KCA/LLN/AIA/02a
PPSK 006 REVISION D
PPSK 101 REVISION D
PPSK 010 REVISION D
PPSK 011 REVISION D
PPSK 012 REVISION D
PPSK 013 REVISION D
PPSK 100 REVISION D
PPSK 005 REVISION E

Date Plans Received: 18/03/2009 **Date(s) of Amendment(s):** 18/03/2009
Date Application Valid: 18/03/2009 17/06/2009

1. SUMMARY

The application seeks full planning permission for the redevelopment of the above site by the erection of a two storey building with accommodation in the roof space, comprising 10 residential units (9 x 2 bed and 1 x 1 bed), involving the demolition of the existing residential care home at 84 Long Lane and dwellinghouse at 84a Long Lane.

There is no objection in principle to the redevelopment of the site for residential purposes and the proposal would add to the housing stock in the borough. The proposal is considered to comply with relevant policies and therefore is recommended for approval subject to a S106 agreement.

2. RECOMMENDATION

That authorisation be given to the Head of Planning and Enforcement to determine the application within a further period of three months from the date of this Committee Meeting, subject to the conditions and informatives agreed by the North Planning Committee on 16 July 2009 and detailed in the Committee report and minutes.

KEY PLANNING ISSUES

The current planning application was lodged on the 18th of March 2009 and was reported to the North Planning Committee on the 16th of July 2009. The report is set out below.

The Committee determined to approve the application, subject to the applicant and

Council entering into a Section 106 Agreement to secure planning obligations for:

- i) A financial contribution of £14,070 for Education;**
- ii) A financial contribution of £10,000 for Community Facilities;**
- iii) A financial contribution of £345.23 for Libraries;**
- iv) A financial contribution of £1,875 for Construction Training;**
- v) A financial contribution of £3,252.22 towards Health;**
- vi) A financial contribution equal to 5% of the total cash contributions for project management and monitoring;**

The draft S106 agreement is close to completion. Due to illness on behalf of the applicants' solicitors the S106 agreement could not be completed within the 6 month timeframe given by the North Planning Committees resolution following the 16th July 2009 meeting. As the agreement could not be completed within the timeframe stipulated, it is considered that Committee approval should be sought to enable a further 3 months to complete the agreement and enable a decision notice to be released for the application. The proposal meets an identified housing need and it is considered that the proposed obligations address planning impacts created by the development proposal.

Accordingly, approval is recommended, subject to the conditions and informatives contained within the report to the North Planning Committee on 16 July 2009.

ORIGINAL RECOMMENDATION

2.1 That delegated powers be given to the Director of Planning and Community Services to grant planning permission subject to the following:

a. That the Council enters into an Agreement with the applicant under S106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

- i) a financial contribution of £14,070 for Education.**
- ii) a financial contribution of £10,000 for Community facilities.**
- iii) a financial contribution of £345.23 for Libraries.**
- iv) a financial contribution of £1,875 for Construction training.**
- v) a financial contribution of £3,252.22 towards Health.**
- vi) a financial contribution equal to 5% of the total cash contributions for project management and monitoring.**

b. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

c. That officers be authorised to negotiate and agree detailed terms of the proposed agreement.

d. If the S106 Agreement has not been finalised within 6 months, the application be referred back to the Planning Committee for determination at the discretion of the

Director of Planning and Community Services.

2.2. That subject to the above, the application be referred for determination to the Director of Planning and Community Services under delegated powers to approve the application, subject to the satisfactory completion of the legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 as amended and subject to the conditions set out below:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. Details of the following should be submitted for approval:

- a) Bricks, pointing style and mortar colour
- b) roofing materials
- c) eaves detail
- d) materials, colours and finishes for window frames; design details of rear dormer window and feature window to street elevation at 1:20, 1:10 or to full size as appropriate; colour and finish of glazing
- e) Materials and colour of down pipes and gutters

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Prior to the commencement of works on site, details of acoustic fencing to be erected along the length of the rear garden at No. 82 Long Lane shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected on site prior to the building, the subject of this permission, being brought into use, and thereafter permanently retained.

REASON

To safeguard the amenities of the adjoining residential occupier, in accordance with policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 DIS3 Parking for Wheelchair Disabled People

One parking space for wheelchair disabled occupiers as indicated on the plans hereby approved shall be constructed and marked out prior to occupation of the development and thereafter the parking space shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

8 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

9 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for a minimum of 10 cycle spaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

10 NONSC Contamination

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risk from soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The approved scheme shall thereafter be retained in its approved form for so long as the use hereby permitted remains on the site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

12 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor side kitchen window facing No. 82 Long Lane shall be glazed with obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled Renewable Energy Report with reference 246/1/1 dated 18/03/2009 shall be integrated into the development before any of the units hereby permitted are occupied and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

14 SUS5 Sustainable Urban Drainage

The sustainable urban drainage system as stated on plan with reference PPSK 005 Revision E shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

15 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

16 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

17 NONSC Non Standard Condition

Before the development hereby permitted commences, details of enclosed and secure refuse collection areas (to be 50% recycling and 50% general waste provision) shall be submitted to and approved in writing by the Local Planning Authority. The enclosures

shall be sited within a maximum distance of 23 metres (10 metres where palladins are employed) from an adopted highway, and 25 metres from any dwelling unit.

REASON

To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

19 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure (this should include details of creation of private amenity areas to the ground floor flats),
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

23 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

24 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

25 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads.
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

- (vi) Measures to avoid peak hour traffic vehicle movements

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

LPP 3A.2	London Plan Policy 3A.2 - Borough Housing Targets
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 3A.9	London Plan Policy 3A.9 - Affordable Housing Targets
LPP 3A.11	London Plan Policy 3A.11 - Affordable Housing Thresholds
LPP 3C	Chapter 3C of the London Plan - Connecting London, improving travel in London
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4A.1	London Plan Policy 4A.1 - Tackling Climate Change
LPP 4A.4	London Plan Policy 4A.4 - Energy Assessment
LPP 4A.6	London Plan Policy 4A.6 - Decentralised Energy: Heating, Cooling and Power
LPP 4A.9	London Plan Policy 4A.9 - Adaptation to Climate Change
LPP 4A.10	London Plan Policy 4A.10 - Overheating
LPP 4A.12	London Plan Policy 4A.12 - Flooding
LPP 3A.13	London Plan Policy 3A.13 - Special needs and specialist housing
LPP 3A.17	London Plan Policy 3A.17 - Addressing the needs of London's diverse population
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to

	neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE5	Siting of noise-sensitive developments
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Council's Parking Standards Council's Supplementary Planning Guidance - Community Safety by Design Council's Supplementary Planning Guidance - Noise Council's Supplementary Planning Document - Planning Obligations Council's Supplementary Planning Document - Access Hillingdon Council's Supplementary Planning Document - Residential Layout

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

5 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 I23A Re-instatement of a Vehicle Access.

You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of the existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

7 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

8 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

9 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

10 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

11

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

12 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com.

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of 0.16ha and comprises a two storey residential care home at 84 Long Lane known as Woodlands and a two storey dwelling house at 84a Long Lane. Both properties are of traditional pitched roof design. The site is served by an existing vehicular access from Long Lane between the two properties which provide access to a car parking area at the rear of No.84a. The site has a frontage to Long Lane of approximately 29 metres and a depth of approximately 53 metres and lies within the Ickenham Village Conservation Area.

The area immediately surrounding the site is predominately residential comprising a mixture of two storey semi detached and detached houses with the exception of the adjacent Douay Martyrs Lower School to the south of the site. The site has a Public Transport Accessibility Level (PTAL) score of 2 on a scale of 1 to 6 where 6 is the highest level of accessibility.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a two storey building with a second floor accommodation in the roof space comprising 9 two-bedroom flats and 1 one-bedroom flat with associated parking, access and landscaping. The proposal would result in the demolition of the existing residential care home at 84 Long Lane and a dwellinghouse at No.84a. The demolition works require separate Conservation Area Consent. This is the subject of a separate report on this agenda.

The proposed two storey building would be located at the front of the site set approximately 11 to 12 metres from the Long Lane frontage. The proposed building incorporates a hipped roof with front, side and rear dormer windows. Vehicular access to

the development would be via the existing northern access from Long Lane. A total of 13 parking spaces are provided on site, with 12 spaces at the rear and 1 space at the front to be used by a disabled user.

The applicant has submitted a Design and Access Statement and a number of other technical reports with the application. These are briefly described below:

Design and Access Statement:

This report outlines the proposed development and site context and describes how the scheme addresses design, access, sustainability and security issues.

Arboricultural Constraints Report:

This report provides an arboricultural impact assessment of the proposed development and identifies any conflicts between the proposal and tree constraints identified in the survey contained in the report.

Noise Assessment:

This report sets out details of a noise assessment of the site and the sound insulation requirements of the building envelope of the proposed development.

Energy Statement:

This report provides details of the renewable energy sources for the development and how it meets the target for 20% carbon emission reduction for the entire site.

3.3 Relevant Planning History

3231/APP/2008/501 Woodlands, 84 & 84a Long Lane Ickenham
ERECTION OF A THREE STOREY BUILDING COMPRISING 12 TWO-BEDROOM FLATS
AND A TWO-STOREY BUILDING CONTAINING 2 TWO-BEDROOM SEMI-DETACHED
HOUSES

Decision: 20-06-2008 Withdrawn

3231/APP/2009/556 84 & 84a Long Lane Ickenham
Demolition of two existing buildings (Application for Conservation Area Consent.)

Decision:

3231/K/76/1551 84 84a Long Lane Ickenham
Continued use as guest house.

Decision: 08-02-1977 Approved

3231/M/85/1176 84 84a Long Lane Ickenham
Change of use from guest house to residential care home and extensions to property.

Decision: 04-10-1985 Approved

Comment on Relevant Planning History

The application for the Conservation Area Consent (Reference 3231/APP/2009/556) is the subject of a separate report on this agenda.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- LPP 3A.2 London Plan Policy 3A.2 - Borough Housing Targets
- LPP 3A.3 London Plan Policy 3A.3 - Maximising the potential of sites
- LPP 3A.5 London Plan Policy 3A.5 - Housing Choice
- LPP 3A.9 London Plan Policy 3A.9 - Affordable Housing Targets
- LPP 3A.11 London Plan Policy 3A.11 - Affordable Housing Thresholds
- LPP 3C Chapter 3C of the London Plan - Connecting London, improving travel in London
- LPP 4A.20 London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- LPP 4A.7 London Plan Policy 4A.7 - Renewable Energy
- LPP 4A.1 London Plan Policy 4A.1 - Tackling Climate Change
- LPP 4A.4 London Plan Policy 4A.4 - Energy Assessment
- LPP 4A.6 London Plan Policy 4A.6 - Decentralised Energy: Heating, Cooling and Power
- LPP 4A.9 London Plan Policy 4A.9 - Adaptation to Climate Change
- LPP 4A.10 London Plan Policy 4A.10 - Overheating
- LPP 4A.12 London Plan Policy 4A.12 - Flooding
- LPP 3A.13 London Plan Policy 3A.13 - Special needs and specialist housing
- LPP 3A.17 London Plan Policy 3A.17 - Addressing the needs of London's diverse population

LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE5	Siting of noise-sensitive developments
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Council's Parking Standards Council's Supplementary Planning Guidance - Community Safety by Design Council's Supplementary Planning Guidance - Noise Council's Supplementary Planning Document - Planning Obligations Council's Supplementary Planning Document - Access Hillingdon Council's Supplementary Planning Document - Residential Layout

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **6th May 2009**
- 5.2 Site Notice Expiry Date:- **6th May 2009**

6th May 2009

6. Consultations

External Consultees

The application was advertised as a major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and as a development affecting the character or appearance of a conservation area under Planning (Listed Building and Conservation Areas) Act 1990. In addition, 59 residential occupiers, Ickenham Conservation Area Conservation Panel and Ickenham Residents' Association were consulted.

10 objections have been received, raising the following concerns:

- i) size of development is inappropriate for Long Lane;
- ii) Increase in traffic;
- iii) Insufficient on-site parking;
- iv) Privacy from windows on the side elevation and terrace on the third floor;
- v) No provision for school medical centre, playing areas;
- vi) Should remain as old peoples home as there is an increasing amount of old people in Ickenham;
- vii) Out of keeping with Conservation Area;
- viii) Inadequate amenity space;
- ix) Dangerous conditions for pedestrians and school children;
- x) The vehicular access way would impact No.82.

ICKENHAM RESIDENTS' ASSOCIATION

The design is so much better than the previous application that it will match in with the existing houses, but are concerned about the amount of traffic passing the side boundary with No. 82 immediately adjacent, heading for parking spaces at the rear of the site of Nos. 84 and 84A.

Could consideration be given to a central drive way through the flats at ground level to minimise inconvenience to No. 82.

ENGLISH HERITAGE

The present proposal is not considered to have an affect on any significant archaeological remains. The new build is mainly contained within the footprint of the existing buildings and there are no significant find spots from the immediate vicinity. Therefore any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the application would be waived.

ENVIRONMENT AGENCY - No objection.

Internal Consultees

POLICY:

Land-use

There are two key issues that need to be addressed in establishing the principal for the proposal. First is the loss of the care home and second, the suitability of the proposed housing scheme.

Loss of the Nursing Home

Saved Policy R11 provides the key policy context. The need for nursing home accommodation

should continue to be met within the locality either through existing need providers or through replacement accommodation.

Residential Use

The principle of residential use for the site has already been established subject to the proposal meeting site specific requirements.

Density

London Plan Policy 4B.3 seeks to maximise the potential of site. The site is in a suburban area with a PTAL of 2. The scheme would result in a density of 61 units per hectare and 177 habitable rooms per hectare. This would meet the London Plan guidelines of 50-95 units per hectare and 150-250 habitable rooms per hectare.

Housing Mix

The provision of 1 and 2 bed units should meet the requirement of Policy H4.

Renewable Energy

The renewable Energy Statement has identified that a solar thermal system could achieve a 16% carbon emission with the remaining 4% being met through solar photovoltaic delivering 20% carbon emission reduction. This would meet London Plan Policy.

CONSERVATION AND URBAN DESIGN

There are no objections to the demolition of the existing buildings. The design of the proposed building has been revised to reflect the general scale and silhouette of the buildings of the surrounding area. Whilst larger in footprint than the existing adjacent residential property at No.82, its location adjacent to the school, which has a large footprint and wide frontage, means the new building would not be overly prominent in the streetscene. There are also other residential properties with wide frontages, although possibly not quite as wide as the proposal, within this part of the Conservation Area.

TREES AND LANDSCAPING

The site is not covered by any Tree Protection Order. However, it lies within the Ickenham Village Conservation Area. There are several trees, shrubs, on and close to the site, which are protected by virtue of its location within the Conservation Area.

The applicant has submitted an Arboricultural Implications Assessment, including tree survey, tree constraints plan and tree protection plan.

The proposal has been amended in order for additional landscaping on site to be accommodated, particularly at the front of the site.

There are no objections to the proposal subject to the planning conditions.

ENVIRONMENTAL PROTECTION

Noise

Acoustic Report reference 3109/PPG (Rev 1) entitled 'Environmental Noise Survey & PPG24 Assessment Report' produced by RBA Acoustics states that the overall site falls within Noise Exposure Category C of PPG24.

The daytime equivalent continuous noise level was found to be 65dB, placing it in the lower Category C. Additionally the night-time noise was found to be 60dB, which also places the site

within lower Category C. Based on the results of the noise assessment, the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

Contamination

No former uses of concern were identified at the site or in the immediate vicinity of the site. The ground conditions at the site are unknown, but as there does not appear to be a change of use, the risk is considered to be low.

If there is a possibility that soils will be imported for landscaping as part of the development, then it is recommended that a condition be attached to the application.

TRANSPORTATION

The site has a PTAL value of 2. The proposal is for nine 2 bed and one 1 bed units.

Parking is provided at a ratio of 1.3 per unit and is acceptable. The maximum permissible under the Council's standards is 1.5 spaces per unit. The site access is existing and with the front boundary not more than 1.0m in height provides adequate sight lines. No objections are raised on highway grounds.

ACCESS OFFICER

The proposal provides sufficient floor space and/or structural arrangement to allow one of the units to be fully accessible at ground floor level. A suitable planning condition should ensure scheme complies with 'Lifetime Homes' standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as identified on the Proposals Map of the Unitary Development Plan. The principle of the loss of the existing care home must be viewed in the context of new care home provision benefiting from outline planning application at the RAF West Ruislip site (80 beds) and other smaller sites in the Ruislip area close to Long Lane in Ickenham. Hence it is not considered that the loss of the residential care home could be justified as a refusal reason, in particular given the proposed replacement with 10 flats. Furthermore, the current operators work closely with other operators within the area which could facilitate the existing residents, if so required.

7.02 Density of the proposed development

The proposed scheme would have a density of 61 units per hectare or 177 habitable rooms per hectare. Having regard to the site's Public Transport Accessibility Level (PTAL) score of 2, the scheme would comply with the London Plan Guidelines (50-95 units per hectare or 150-250 habitable rooms per hectare). Therefore, the proposed density is appropriate with regard to Policy 3A.3 of the London Plan.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

CONSERVATION AREA

Policy BE4 of the Unitary Development Plan Saved Policies seeks to ensure that developments within or on the fringes of conservation areas preserve or enhance those features which contribute to their special architectural and visual qualities.

Ickenham Village Conservation was designated in 1970. Historically, Ickenham developed around St Giles' Church at the junction of the Uxbridge, Ruislip and Hillingdon Roads.

The proposed building reflects the general scale and character of the buildings of the

surrounding site. There are other residential properties with wide frontages within this part of the Conservation Area and therefore the visual impact of the width of the building within the streetscene is appropriate. In addition, as it is adjacent to school buildings, the proposal would not seem overly prominent in the streetscene.

The chosen materials for the proposal have been amended to include plain clay tiles and red stock facing brick. This is appropriate and consistent with the surrounding buildings and the Conservation Area.

The existing buildings do not contribute to the character or appearance of the conservation area. It is not considered that the proposed building would have a positive contribution to the conservation area.

In summary, the proposal is considered to be appropriate development in the Conservation Area and complies with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

ARCHAEOLOGY

The application site lies within an Archaeological Priority Area. English Heritage were consulted and did not consider that the proposal would have an affect on any significant archaeological remains, as the new build is mainly contained within the footprints of the existing buildings.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policies BE13, BE19 and BE21 of the Unitary Development Plan Saved Policies September 2007 seek to limit the effect of development on the character and amenity of established residential areas and the existing streetscene.

The proposal is set back, on average, 12m from the highway and the building is approximately 18m wide. The appearance of the building has been enhanced during the application process.

The wide frontages of the dwellinghouses generally found in this part of the Conservation Area and to the school adjacent to the application site, means that the proposal would not appear overly dominant in the streetscene. The proportion and the bulk of the proposed residential flats are appropriate and are considered to harmonise with the existing streetscene and the character of the established residential area.

The proposal is therefore considered to comply with relevant policies and is acceptable within the existing residential streetscene.

7.08 Impact on neighbours

Policy BE19 of the Unitary Development Plan Saved Policies seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Policies BE20, BE21 and BE24 require that new development adequately protects the privacy, provision of daylight and sunlight to, and residential amenity of

existing properties.

In addition, the Hillingdon Design and Access Statement (HDAS) Supplementary Planning Document provides further guidance on the protection of residential amenity including a minimum separation distance between habitable room windows of 21m and the maintenance of a 45 degree line to ensure the retention of adequate sunlight to, and outlook from, adjoining dwellings.

The rear wall of the two storey building would be sited approximately 6 metres in from the side boundary and 4 metres behind the ground floor rear wall of the adjoining property to the north of the site at No.82 Long Lane. Whilst the building does not breach the 45 degree line from the ground floor window of No.82 Long Lane, it does breach this line in relation to the first floor rear window. However, the breach is considered to be minor and given the separation distance of the proposed building from this window, the impact would be minimal. In addition, there are mature trees within the rear garden of No.82, adjacent to the affected window which would screen the proposed development. Furthermore, the existing building at No.84 already breaches the 45 degree line from both ground and first floor level windows and therefore, given the circumstances, the proposal is considered to be an improvement to the current situation and does not warrant refusal on this ground. The proposed scheme would comply with other relevant minimum distances between buildings.

In relation to privacy and overlooking issues, the scheme has been amended to omit balconies on the rear elevation. The proposal includes habitable windows on the side elevations, however they do not result in privacy or overlooking to the neighbouring properties. The bedroom window on the first floor level is sited so that there will be no direct overlooking into any neighbouring windows and faces the flank wall of No.82. It should also be noted that there is a tree screen on that boundary. One other window is a secondary window and is at a high level (it is conditioned to be obscured glazed below a height of 1.8m above finished floor level), so there will not be any direct overlooking from this window.

In relation to the proposed vehicular access and the location of parking spaces, there have been concerns raised in relation to their location adjacent to No 82. However, the scheme includes a landscape buffer of approximately 2 metres plus along the side boundary and is the same layout as currently existing for No 84a. Acoustic fencing can also be provided as part of new boundary treatments. Therefore, the proposal would have minimal impact on No.82 in terms of noise and general disturbance.

In terms of the impact on adjoining occupiers the proposal is considered to be appropriate and complies with relevant policies and is not considered to have any significant impact on the living conditions of the occupiers of neighbouring properties.

7.09 Living conditions for future occupiers

Policy BE23 of the Unitary Development Plan Saved Policies requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings, and which is usable in terms of its shape and siting. In addition, the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document seeks to ensure that an adequate amount of conveniently located amenity spaces is provided in new residential developments.

The total amount of private amenity space (including private amenity space for the ground floor flats) would be approximately 483sq.m. This would be above the guidance in the

Hillingdon Design and Accessibility Statement Residential Layouts Supplementary Planning Document (SPD) which recommends a minimum of 25sq.m for 2 bedroom flats and 20sq.m for 1 bedroom flats, which would equate to a requirement of 245sq.m for the proposed development. It is likely that the ground floor flats would utilise their own dedicated amenity space and first floor flats and above can use the rear communal space of 268sq.m.

The proposal provides suitably sized and usable amenity space which is acceptable standard of residential amenity for the future residents.

In accordance with the Residential Layout SPD the proposal would provide more than the minimum internal floor areas. The Council's Residential Layout SPD suggests that a flat with 1 bedroom should provide a minimum of 50sq.m and 63sq.m for 2 bedroom flats. The proposed 2 bedroom flats have internal floor spaces ranging from 63sq.m to 68sq.m and the one bedroom provides 62sq.m. The proposal would therefore provide satisfactory internal living conditions for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed vehicular access is to remain the same as the existing access with improved visibility. Therefore, the proposal would benefit from the development which would provide better visibility on this part of Long Lane.

In respect of car parking provision, communal parking would be provided at a rate of 1.3 spaces per unit. A total provision of 13 spaces, including a wheelchair accessible space at the front, is provided onsite. This level of parking is considered acceptable with the site's low public transport accessibility level of 2. The proposed site layout indicates the provision for cycle storage for 10 cycles at the rear and the location is acceptable.

The onsite parking and cycle provision complies with relevant policies and is supported by the Council's Highway Engineer.

7.11 Urban design, access and security

Good design is central to all objectives of the London Plan and the Hillingdon's Unitary Development Plan. The Conservation Officer's comments on the scheme are included in section 6.0 above and detailed design considerations in the Conservation Area are addressed in section 7.03 of this report. In general the scheme is considered to be of good quality in terms of urban design and the layout and appearance of the proposal harmonises with the existing street scene.

In terms of security, the scheme is generally considered to be acceptable in designing out crime. The proposed building has been designed to incorporate visible main entrance which addresses the street which would provide natural surveillance and interaction with the main street. The on-site parking and rear amenity space areas also benefits from natural surveillance from the residents and there are no design features which would encourage crime, i.e. areas for hiding and areas which are not highly visible from public areas. The proposal is therefore considered to be appropriately designed from a crime prevention point of view and accords with Policy BE18 of Unitary Development Plan Saved Policies 2007.

7.12 Disabled access

Policy 3A.5 of the London states that Boroughs should ensure that all new housing is built to 'Lifetime Homes' standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The Council's Access officer has advised that the proposal provides sufficient floor space or structural arrangement for one of the units to be fully accessible at the ground floor level. A suitable

planning condition is included to ensure that 'Lifetime Homes' standard is met for all units.

7.13 Provision of affordable & special needs housing

Policy 3A.9 of the London Plan states that UDP policies should set an overall target for the amount of affordable housing over the relevant plan period taking into account, amongst other things, the Mayor's strategic target for affordable housing provision that 50% of provision should be affordable and, within that, the London wide objective of 70% social housing and 30% intermediate provision and the promotion of mixed and balanced communities. The 50% of provision applies to proposals with no greater than 10 net additional units.

The proposal would provide for 10 residential units, and the application site previously had 1 residential dwellinghouse. The proposal is below the threshold as it results in a net gain of 9 additional units, for securing affordable housing under Policy 3A.11 of the London Plan. Therefore, no affordable housing is sought from the development as the proposed development.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan requires development proposals to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. The Council's Trees and Landscape officer is satisfied with the proposal and recommends further landscape plans be submitted and approved as part of a condition, along with other appropriately worded conditions to be attached to any planning permission.

7.15 Sustainable waste management

The proposal includes an appropriate area for refuse and recycling storage provision. It is suitably located within close proximity to the collection points and from residential units. A suitably worded condition is attached requiring 50% recycling and 50% waste provision.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (Renewable Energy) requires major development to show how the development would generate a proportion of the site's electricity or heat needs from a renewable source, wherever feasible.

In line with advice from the Greater London Authority, the Council requires major development to meet 20% of energy needs from renewable sources. The proposed development includes solar thermal panels and Photovoltaic panels to provide for the site's heating and energy needs. The solar thermal systems are sized to supply over 16% reduction in carbon emissions and the remaining 4% will be provided by the solar Photovoltaic panels. The proposal will therefore meet the 20% target as set by the London Plan.

7.17 Flooding or Drainage Issues

There are no flooding constraints for the site. In relation to drainage, the proposal will connect into the existing sewers.

7.18 Noise or Air Quality Issues

Policy OE3 of the UDP states that buildings which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels.

The submission has been accompanied by a noise report prepared by an acoustic consultant, which concludes:

- The results of noise monitoring indicate that the façade worst affected by traffic noise from the adjacent Long Lane and falls within Noise Exposure Category C, as defined in PPG 24, during both the daytime and night-time periods.

- Suitable internal noise level within the proposed development can be achieved and suitable external building material should be chosen as a mitigation measure.

The Council's EPU officer is satisfied that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures which can be secured through suitably worded planning conditions.

Accordingly, it is considered that the development would result in an appropriate noise environment for both neighbouring and future occupiers, subject to the conditions specified in the recommendation.

In relation to Air Quality, the application site is not within any Air Quality Management Area and therefore the air quality on site would be suitable for future occupiers.

7.19 Comments on Public Consultations

The objections raised by local residents are covered in the main body of the report.

7.20 Planning Obligations

The proposed development will result in an increased population, which will in turn increase demand on local services and facilities. Policy R17 of the Council's Unitary Development Plan requires the Council to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The Council's Section 106 Officer has advised that the development will increase demands on local facilities and infrastructure. In line with the Council's Planning Obligations SPD contributions should be sought to improve these facilities to meet the increased demands of the development. The contributions should be as follows:

Education: £14,070 to provide for nursery and primary school places.

Health: £3252.22 to provide for local surgery expansion.

Community Facilities: £10,000 towards community facilities.

Libraries contribution: £345.23 to provide for improved local library facilities.

Construction training: £1875.00 for construction and training

Project Management and Monitoring fee: 5% of the total contributions to ensure appropriate management and monitoring of the obligations mentioned above.

The applicant has agreed to these contributions, which will be secured through the completion of an appropriate legal agreement. No, objection is raised to the proposal subject to receipt of a finalised legal agreement.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

No other issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it

unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

The report indicates that the costs of the development will be fully met by the applicant, and the applicant will make a contribution to the Council towards associated public facilities. The developer will also meet all reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

10. CONCLUSION

The proposed development for 10 residential units provides satisfactory residential accommodation for future residents in terms of the requirements set out within the Hillingdon Design and Accessibility Statement whilst maintaining an appropriate environment for neighbouring occupiers. The proposed design, scale and bulk does not undermine the character, appearance and setting of the Ickenham Conservation Area and the visual amenity of the existing street scene.

The proposal would add to the housing stock within the borough and would comply with relevant policies within the Unitary Development Plan therefore the proposal is recommended for approval, subject to S106 agreement and planning conditions.

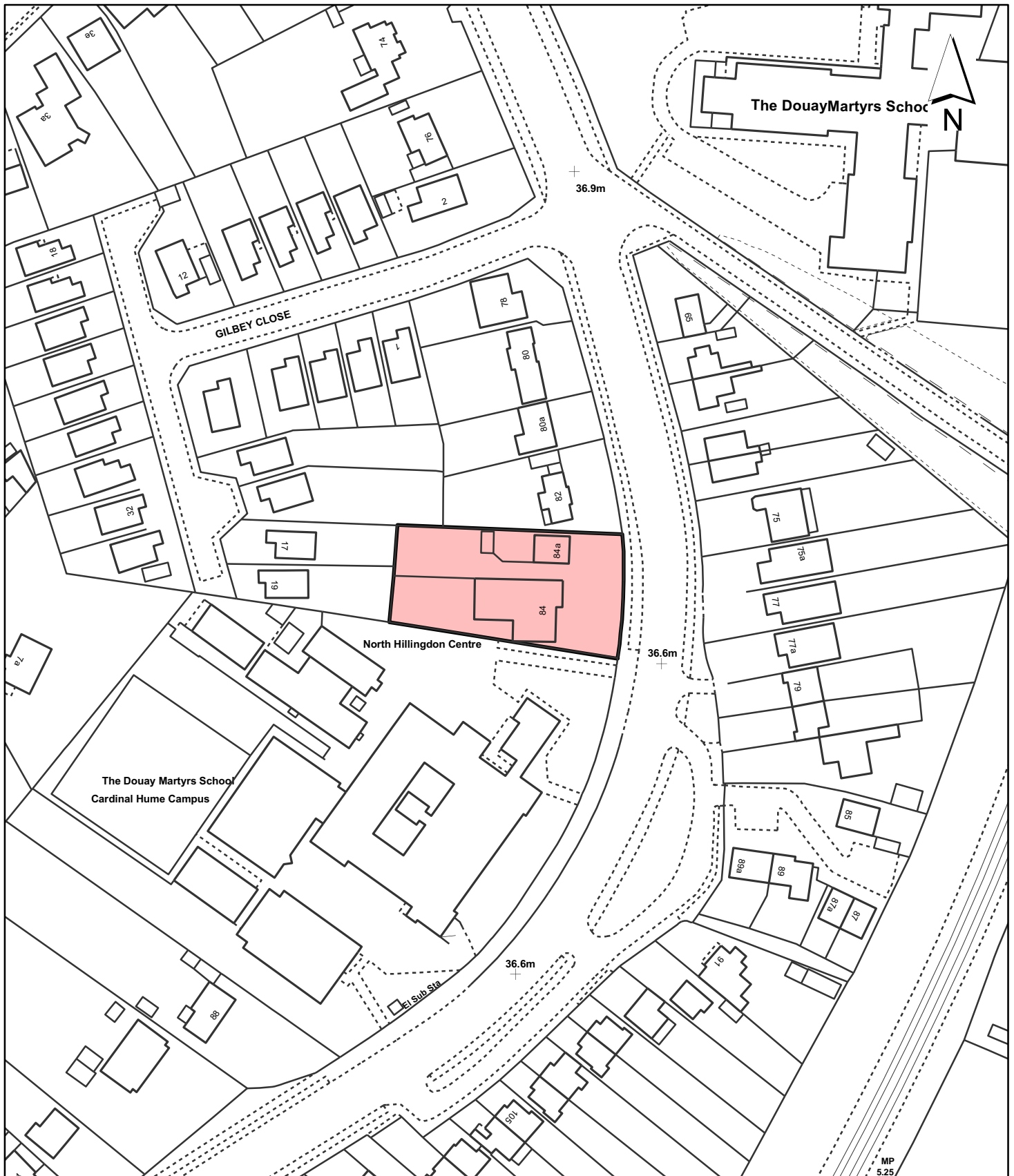
11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan February 2008
PPS1 - Delivering Sustainable Development
PPG15 - Planning and Historic Environment
PPS22 - Renewable Energy
PPG24 - Planning and Noise
Council's Parking Standards
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise


Council's Supplementary Planning Document - Planning Obligations
Council's Supplementary Planning Document - Access Hillingdon
Council's Supplementary Planning Document - Residential Layout

Contact Officer: Jane Jin

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Notes

 Site boundary

For identification purposes only.

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Site Address	
84 & 84A Long Lane Ickenham	
Planning Application Ref:	Scale
3231/APP/2009/555	1:1,250
Planning Committee	Date
North	July 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



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LONDON